

**PUBLIC HEARINGS TO AMEND TITLE 20 (THE ZONING ORDINANCE)
OF THE CITY OF SAN JOSÉ**

Amendments to Business Provisions

SCHEDULE OF HEARINGS

- **Planning Commission 02-13-13**
- **City Council 02-26-13**

INTENT OF PROPOSED AMENDMENTS

- **Encourage the most appropriate land uses to be designed and located to best encourage pedestrian activity and other transportation alternatives to the automobile.**
- **Create a new TEC-Transit Employment Center Zoning District that would support land uses in proximity to transit.**
 - Intended for intensive industrial-park and supportive commercial uses with development generally at least four (4) stories in height consistent with General Plan height policies, and in proximity to existing or planned transit in employment districts designated as Growth Areas in the General Plan.
 - Suitable for development with retail and service commercial uses on the first two floors; with office, research and development or industrial use on upper floors; as well as wholly office, research and development, or other industrial park uses on all floors.
 - An important difference between this designation and the IP Industrial Park designation is that the site design for development in the TEC Transit Employment Center District should support more intensive, transit-oriented uses than that typically found in the IP Industrial Park District. The development of large hotels of at least 200 rooms and four (4) or more stories in height is also supported within the Transit Employment Center zoning designation.
 - New development should orient buildings toward public streets and transit facilities, and include features to provide an enhanced pedestrian environment.
 - Maximum height is 120 feet or per FAA criteria per Chapter 20.85.
- **Expand activities considered Incidental Auto Repair** in Commercial and Industrial Zoning Districts — Explicitly state more specific Auto Repair activities that are considered incidental to commercial and industrial uses.
- **Allow Incidental Off-sale of Alcohol for Winery/Brewery/Distillery Operations** as a Conditional Use in Industrial Zoning Districts if certain criteria are met.

(please also see page 2)

- **Expand Home Occupations**
 - **Allow Wholesale Auto Dealer** — no additional signage, no display and no onsite storage of cars.
 - **Allow Cottage Food Operations** in compliance with State law.
- **Reduce minimum front setbacks for Commercial Zoning Districts:** CO and CN to 10 feet, and CG to 15 feet.
- **Allow Certified Farmers' Markets in OS-Open Space and A-Agricultural Zoning Districts** if certain criteria are met.
- **Define “Banquet facility”** as a facility providing food service with tables and seating maintained and operated for the purpose of hosting parties, banquets, and receptions.
- **Expand “Lot Line” definition to apply to non-residential lots and reference private streets.**

Comments and questions are welcome and should be referred to the Project Manager, Jenny Nusbaum , at e-mail address: jenny.nusbaum@sanjoseca.gov in the Planning Division.
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